



STAGS

37 New Bridge Street, Exeter, EX4 3AH

A part furnished, first floor apartment available to let in the centre of Exeter.

Exeter City Centre, St Davids Train Station 0.4 Miles

• Part Furnished • First Floor Apartment • No Parking • City Centre Location • Available October • Long Term Let Preferred • EPC Band B • Council Tax Band A • Deposit £951 • Tenant Fees Apply

£825 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A one bedroom, first floor apartment located in the centre of Exeter. The flat is let on a part-furnished basis and is available from October 2026. Please note that there is no parking with this property. Tenant Fees Apply.

ACCOMODATION

Front door opens to -

ENTRANCE HALLWAY

Leading to bathroom, bedroom and sitting area.

BEDROOM

11'5" x 10'4"

Including a double inbuilt wardrobe and cupboard, the bedroom is separated from the living area with a partition wall with obscured glass.

SITTING ROOM

9'3" x 15'5"

A well sized sitting area with the benefit of natural light through the window. Sofa will be staying. Leading to the -

KITCHEN

6'5" x 8'9"

Floor and wall mounted cupboards with white goods included. Rear aspect window with blinds,

BATHROOM

Tiled bathroom with bathtub and overhead mixer shower. WC and hand wash basin with wall mounted mirror.

SERVICES

Main electric and water

Council Tax Band: A

Ofcom predicted broadband services-
Ultrafast

Download: 1000 Mbps

Upload: 100 Mbps

Predicted mobile Coverage Indoor: EE variable - O2 variable -
Three variable - Vodafone good

Outdoor: EE good - O2 good - Three good - Vodafone good

LETTING

The property is available to let on a assured periodic tenancy

and is available in October. RENT: £825pcm exclusive of all charges. DEPOSIT: £951 returnable at end of tenancy subject to any deductions. References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS ACT

The first phase was implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		